



## Isolated Character Home with Two Independent Gites, 5 Acres and Stunning Pool. - €421,000



### Information de l'agent

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
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| Nom de compagnie: | Agence TIC Ruffec                                           |
| Pays:             | France                                                      |
| Expérience since: | 1985                                                        |
| Type de service:  | Selling a Property                                          |
| Specialties:      |                                                             |
| Property Type:    | Apartments, Houses                                          |
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### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 485,768.84 |

#### Location

|                       |                    |
|-----------------------|--------------------|
| Pays:                 | France             |
| État/Région/Province: | Nouvelle-Aquitaine |
| Ville:                | Charroux           |
| Indicatif régional:   | 86250              |
| Soumis:               | 03/08/2026         |

#### Description:

Just 6kms from the market town of Civray and nestled in a wonderfully peaceful and private setting on approximately five acres of grounds, this exceptional rural property offers an outstanding lifestyle opportunity with a spacious character home, two independent gites, extensive outbuildings and exciting scope for further development. The beautifully presented main house combines authentic charm with modern comfort, benefitting from a recently installed air-to-water heat pump heating system. At its heart is a generous farmhouse kitchen, perfect for family gatherings, alongside a welcoming living room featuring exposed beams and a wood-burning stove. The flexible ground floor also includes a home office or additional bedroom, a guest bedroom with en-suite shower room. Upstairs, there are three further bedrooms, including an impressive master suite with exposed beams and its own shower room, creating comfortable accommodation for family or guests. Completely independent from the main residence, the two established gites provide an excellent income opportunity or accommodation for extended family and friends. "Jasmine" is a spacious three-bedroom cottage offering a large open-plan living area with fitted kitchen and wood-burning stove, two bathrooms, reversible air conditioning, private and covered terraces, and underfloor heating already installed for future connection. "Wisteria" is a charming one-bedroom gite full of character, with exposed stone walls, beams, wood burner, reversible air conditioning and its own private terrace. (Due to retirement the owners have not rented the gites out over the last year). The



outdoor spaces are equally impressive. A fabulous 10m x 5m swimming pool forms the centrepiece of the gardens, complemented by a covered terrace, games room and WC, creating the perfect setting for relaxing or entertaining while enjoying the tranquillity of the surrounding countryside. The impressive collection of outbuildings offers enormous potential for further development (subject to the necessary permissions). These include a substantial 160m<sup>2</sup> barn with mezzanine, workshops, stables, garages, an open barn and a large former tobacco barn of approximately 150m<sup>2</sup>. In addition, a charming old stone house awaits renovation, offering the possibility of creating a third gite, while another stable with an upper floor presents potential for a fourth holiday cottage. Whether you are seeking a spacious family home, a multi-generational property, or a ready-made tourism business with significant expansion potential, this remarkable country estate offers a rare combination of privacy, character, modern comfort and outstanding commercial possibilities in an idyllic rural setting.

## MAIN HOUSE:

(Heating via recent air-to-water heat exchange pump)

### Ground Floor:

Kitchen 26m<sup>2</sup>: Tiled floor, range style cooker  
Living room 27m<sup>2</sup>: Tiled floor, wood burner, exposed beams  
Hall 4m<sup>2</sup>: Tiled floor  
Bedroom/office 12m<sup>2</sup>: Tiled floor, exposed stonework  
Corridor 5m<sup>2</sup>: Tiled floor  
Bedroom 17m<sup>2</sup>: Tiled floor, exposed stonework, reversible heat pump (air con and heat); en-suite shower room (3m<sup>2</sup>: tiled floor, shower, WC, washbasin, heated towel rail)  
Utility room 4m<sup>2</sup>: Tiled floor, WC, washbasin  
Boiler room: Heat exchange pump unit (installed 2021)

### First floor: (staircase from hall):

Landing 2m<sup>2</sup>: Parquet flooring  
Bedroom 13m<sup>2</sup>: Parquet flooring  
Bedroom 16m<sup>2</sup>: Parquet flooring  
First floor: (staircase from kitchen):  
Master bedroom 33m<sup>2</sup>: Wooden flooring, exposed beams  
Shower room 6m<sup>2</sup>: Wooden flooring, WC, shower, washbasin, Velux window

## GITE NUMBER ONE: "Jasmine"

(Underfloor heating pipes already installed; heat exchange pump not yet connected). Recent sanitation system.

Entrance hall (7m<sup>2</sup>): Tiled floor  
Shower room (6m<sup>2</sup>): Tiled floor, shower, WC, washbasin, heated towel rail  
Living area (35m<sup>2</sup>): Tiled floor, fitted kitchen area, wood-burning stove, exposed beams  
Bedroom (17m<sup>2</sup>): Tiled floor, with private shower room (4.5m<sup>2</sup>: tiled floor, shower, WC, washbasin, heated towel rail)

### First floor:

Landing (6m<sup>2</sup>): Laminate flooring  
Bedroom (12m<sup>2</sup>): Laminate flooring, reversible heat pump  
Bedroom (10m<sup>2</sup>): Laminate flooring, reversible heat pump  
Bathroom (6m<sup>2</sup>): Laminate flooring, bathtub, WC, washbasin, heated towel rail  
Private terrace and a covered terrace

## GITE NUMBER TWO "Wisteria"

Living area (26m<sup>2</sup>): Kitchen and sleeping area, exposed stone and beams, wood burner, reversible heat pump  
Dressing room (4m<sup>2</sup>): Tiled floor  
Shower room (5m<sup>2</sup>): Tiled floor, shower, WC, washbasin, heated towel rail, Velux window  
Private terrace

## EXTERIOR:

Swimming pool (10m x 5m), pool house, WC (2m<sup>2</sup>) with washbasin, large games room, and covered terrace  
Adjoining workshop (30m<sup>2</sup>): Concrete floor; stable (55m<sup>2</sup>); barn (160m<sup>2</sup>) with mezzanine  
Stable; small old house to renovate with an upper floor (potential to create a third gite)  
Two garages (each with space for one car); stable with upper floor (potential to create a fourth gite); adjoining open barn; metal barn formally a tobacco barn (150m<sup>2</sup>); well. On a total plot size of 20 595m<sup>2</sup>.



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## Commun

|                   |                      |
|-------------------|----------------------|
| Chambres:         | 8                    |
| Salle de bains:   | 6                    |
| Pied carré fini:  | 307 m <sup>2</sup>   |
| Dimesions du lot: | 20595 m <sup>2</sup> |
| Floor Number:     | 1                    |

## Room details

|              |    |
|--------------|----|
| Total rooms: | 12 |
|--------------|----|

## Building details

|                         |   |
|-------------------------|---|
| Nombre de pieds carrés: | 1 |
| Orientation:            | S |

## Lease terms

Date Available:

## Information additionnelle

Virtual tour URL: [https://youtu.be/\\_GTBO8jkA9Q](https://youtu.be/_GTBO8jkA9Q)

## Contact information

IMLIX ID: IX8.792.423

